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## **INDUSTRIAL**

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### **EXISTING CONDITIONS**

Industrially designated land within Tierrasanta is limited to two sites located east of the I-15/Clairemont Mesa Boulevard interchange (**Figure 9**).

One site consists of an auto wrecking yard and a vehicle storage facility, occupying a six-acre parcel bounded on the west and north by the above thoroughfares, and on the south and east by an open space canyon. Vehicular access is somewhat hazardous with the close proximity of the freeway interchange. While these businesses are visible from residential development to the southeast, a fence adequately screens most of the operations.

Approximately three developable acres may be added to this site after the I-15 interchange is constructed and Clairemont Mesa Boulevard is realigned. Clairemont Mesa Boulevard will be constructed to four-lane Primary Arterial standards. Access and traffic capacity constraints limit the intensity of uses which this site can accommodate.

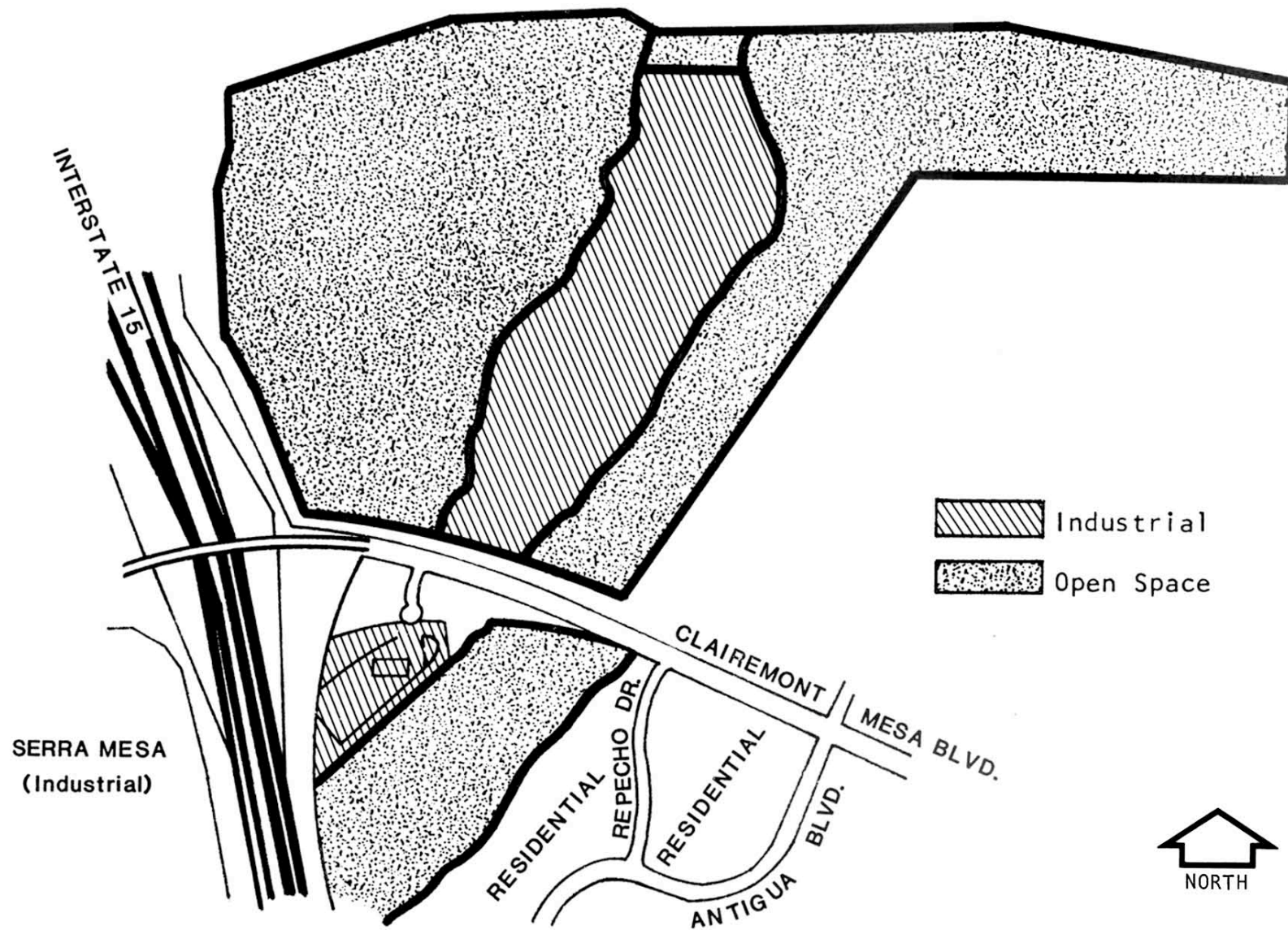
A larger industrial site occupies approximately 51 acres northeast of the I-15/Clairemont Mesa Boulevard interchange. This site, which is located on a mesa, was formerly designated for military use. This site is surrounded by open space areas which include canyons, and mesas with vernal pools which contain rare and endangered species. A 150-foot-wide wildlife corridor separates the site from the SR-52 alignment.

### **GOAL**

ACCOMMODATE USES WHICH ARE COMPATIBLE WITH THE DESIGNATED SITE

### **OBJECTIVES**

- To protect surrounding uses from visual impact or other disruption caused by uses on the industrially designated sites.
- To improve the existing traffic safety situation concerning access to the southerly site.
- To ensure that industrial development is sensitive to the surrounding open space areas.



**Industrial Use**  
Tierrasanta Community Plan

**8**  
FIGURE



## **PROPOSALS FOR SIX-ACRE SITE SOUTH OF CLAIREMONT MESA BOULEVARD**

- Initiate a rezoning to M-1.
- Obtain a Development Agreement requiring the approval of both a Planned Industrial Development Permit (PID) and a subdivision map showing required on-site and off-site improvements prior to any change in use. Review of the PID should be limited to and consistent with the following proposals:
  1. Provide off-street parking as follows:
    - a. Forty percent of the total area of the lot for parking, driveways and loading platforms for any industrial uses, including but not limited to all uses allowed within the M-1B Zone, consistent with the M-1B Zone parking requirements.
    - b. Fifty percent of the total area of the lot for parking, driveways and loading platforms for any commercial uses, including but not limited to all uses allowed within the M-1A Zone, consistent with the M-1A Zone parking requirements.
    - c. 1.3 spaces for each dwelling unit containing one bedroom or less and 1.6 spaces for each dwelling unit containing two or more bedrooms.
    - d. For uses not specified above or where ambiguity exists in the application of these requirements, parking requirements should be determined by the Planning Director.
    - e. Parking facilities should be constructed, maintained and operated in compliance with Chapter X, Article 1, Division 8 of the Municipal Code.
  2. If a mixture of uses is proposed, those uses should be compatible.
  3. A minimum of ten percent of the lot should be landscaped, consistent with the landscaping requirements of the M-1B Zone.
  4. A front yard and street side yard of ten feet should be provided.
  5. All other provisions of the M-1 Zone apply, including requirements for signs and screening, and prohibitions against offensive uses.
  6. A noise analysis should precede any residential development.
- If a Development Agreement cannot be secured consistent with the above restrictions, the property should be rezoned M-IP (Industrial Park). A subsequent rezoning to a less restrictive zone should be permitted with the provision that the above restrictions apply.

## **RECOMMENDATIONS FOR 5-ACRE SITE NORTH OF CLAIREMONT MESA BLVD.**

- This property should be rezoned to M-IP.
- A Planned Industrial Development Permit (PID) should be obtained for development of this site.
- Grading and site preparation for industrial development should not disturb the canyons, riparian areas and wildlife corridor which surround the site.
- Buildings should be oriented to be aesthetically pleasing when viewed from I-15 and Clairemont Mesa Boulevard.
- A traffic impact report should be required prior to approval of a PID on this site.
- Any PID approved for the site should incorporate mitigation measures for traffic impacts, including measures such as a transportation systems management program. The purpose of such a program is to limit peak-hour traffic.
- Use of this site for a post office facility and/or a single light industrial use should be strongly encouraged.
- Development of this site should be reviewed for consistency with the Resource Protection Overlay Zone guidelines adopted by the City Council on September 14, 1987, prior to the approval of a PID.
- The 162 acres of land owned by the Navy which bounds this 51-acre site to the east and west should be preserved as open space. Efforts should be made to protect the unique character of this area which contains two canyon systems, clusters of high quality vernal pools with endangered plant species, and several species of animals.